

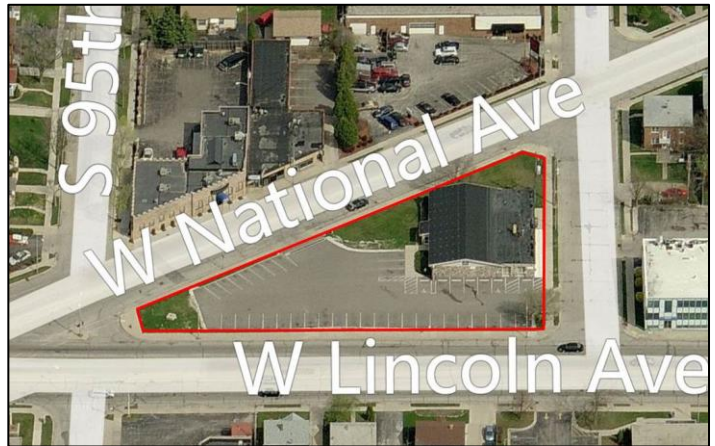
**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, JANUARY 28, 2015  
6:00 PM  
ROOM 128 – CITY HALL - 7525 W. GREENFIELD AVE.**

1. **Approval of minutes of the December 3, 2014 meeting.**
- 2A. **Special Use Permit for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave.**
- 2B. **Site, Landscaping and Architectural Plans for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave. submitted by Sean Phelan, d/b/a Phelan Development. (Tax Key No. 479-0756-001)**

Items 2A and 2B may be considered together.

**Overview and Zoning**

Sean Phelan, of Phelan Development, recently purchased the property located at 9400 W. Lincoln Ave. He is proposing to renovate the facility to lease out to the Wisconsin Humane Society, who will operate a spay and neuter clinic out of the building. The property is zoned C-2 Neighborhood Commercial District, which permits Veterinary Clinics as a Special Use. Total project costs are estimated to be \$125,000.



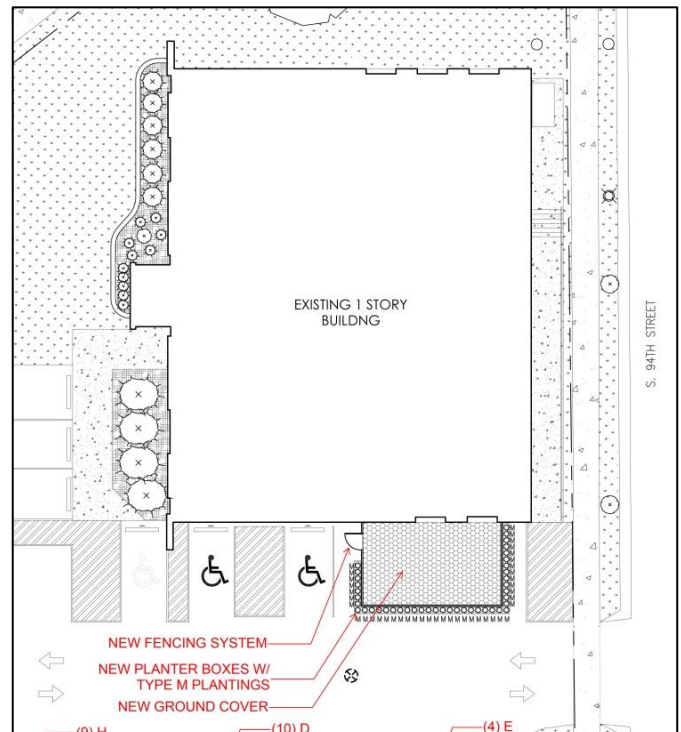
The clinic, which is hoped to open by June, will provide sterilization surgery to animals. The goal is to perform 6,000 surgeries in its first year and up to 14,000 by its third year. The clinic will initially employ five full-time employees and one part-time employee. Staffing will likely increase to ten or more, after the first year of operation.

The clinic will operate Monday through Friday from 8 am to 5 pm and will not be open regularly on weekends. Cats and dogs will be admitted near the start of each business day and discharged from the facility at the end of the day. Approximately 30 animals will be admitted daily. Overnight stays would only be expected for animals not picked up, or those that had complications.

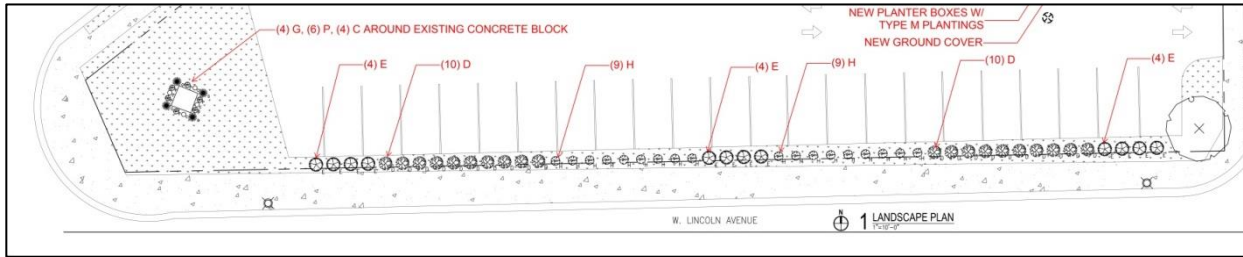
**Site and Landscaping Plans**

In order to accommodate the needs of the patients, a "relief" area will be installed along the south façade of the building. This area, which will have pea gravel or artificial turf as ground cover, will be fenced-in by a six foot tall cedar plank fence. The fence will be surrounded by cedar planters and landscaped with maidengrass and purple coneflowers.

In addition, the southern edge of the parking lot



is proposed to be screened with arborvitae, dogwood and cotoneaster plants. Staff is recommending that in order to keep in line with the City's Design Guidelines, the entire parking lot perimeter be landscaped, including landscaping at the highly prominent intersection. (The City Forester is currently reviewing the proposed plans, and will provide his recommendations prior to the Plan Commission meeting.)



The site has a large concrete block that was previously used for a sign base near the angled intersection of W. National and W. Lincoln avenues. The applicant is proposing to keep that concrete block in place and screen it with landscaping. Similar treatment is proposed around an existing light pole base at the driveway on W. National Ave. Staff is recommending that these remnant pieces of concrete, including those within the proposed landscaping along W. Lincoln Avenue, be removed if not reused. If being reused, they should be cleaned up and potentially painted. The metal poles on either side of the driveway on W. National Ave. should also be cleaned up and painted.



Air conditioner units exist along the north side of the building, and consistent with other reviews, staff is recommending that these areas be shown on revised plans and screened with landscaping. Additionally, no refuse area has been identified on the plans, and if any containers are to be kept outside, they will need to be screened appropriately.

Lastly, the site currently has asphalt in the parkway between the sidewalk and the curb along W. National Ave. This street is identified for reconstruction in 2018 in the City's Capital Improvements Program. At that time, grass will be required to be installed in these areas, unless pavement is required for a bus stop or other loading facilities in certain locations.

### Architectural Plans

In order to access the patient "relief" area, a new door will be installed within the existing window opening at the southeast side of the building. No other architectural changes are proposed. Staff is recommending the submission of photos of each facade, in lieu of architectural elevations, to confirm existing conditions and verify that no other changes are made.

## **Parking**

The clinic will be approximately 5,500 sq. ft. in gross floor area. Per code, the site requires 18 parking spaces (1:300 sq. ft.). Thirty-seven (37) parking stalls, including three handicapped, are shown on site. The applicant has indicated a full need for all of these stalls, due to the high demand potential at the beginning and end of each business day.

Staff is also recommending the installation of a bike rack, primarily for potential employees.

## **Lighting**

Although the parking lot has remnant bases for light poles, no lighting for the lot is proposed at this time. If lighting is proposed in the future, plans will need to be submitted for review, including the style of pole and fixtures, as well as their photometrics, to confirm no light splay from the property.

## **Signage**

The applicant has not submitted plans for signage, and has indicated that future signage may be submitted by the tenant. A monument sign, which would require landscaping, is potential for the angled intersection of W. National and W. Lincoln avenues. Staff is capable of approving signage for this single-tenant property.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave., and approval of the Site, Landscaping and Architectural Plans for the Wisconsin Humane Society for a proposed spay and neuter clinic to be located at 9400 W. Lincoln Ave. submitted by Sean Phelan, d/b/a Phelan Development (Tax Key No. 479-0756-001), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) landscape screening around the full perimeter of the parking lot, including a landscape feature at the southwest corner of the property; (b) confirmation of natural mulch bedding in landscaped areas; (c) confirmation of landscaping details from the City Forester; (d) removal of the remnant concrete block and lighting bases; (e) painting of existing poles on either side of the driveway on W. National Ave.; (f) notation and screening of the existing air conditioner units; (g) removal of asphalt in parkway, during 2018 street reconstruction; (h) photos of each façade; (i) installation of a bike rack; (j) lighting details, if desired; and, (k) notation that no refuse will be kept outside, or identification of its location with four-sided screening. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.



(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**3A. Special Use Permit for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave.**

**3B. Site, Landscaping and Screening Plans for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave., submitted by Colleen Volland, d/b/a Cream City Clay, Inc. (Tax Key No. 453-0059-000)**

Items 3A and 3B may be considered together.



## Overview and Zoning

Cream City Clay is a start-up pottery school and studio that will be operated by the proprietor Colleen Volland. The property is located in Downtown West Allis and is zoned C-1/Central Business District. From the zoning perspective, classes/schools require a special use permit in the downtown C-1 zoning district. The business will consist of classroom instruction area and studio space for the advancement of ceramic art and design. There will also be a retail component for the sale of art accessories related to the business. The business will also offer memberships for private studio space for between 8 to 15 local artists. The lease space is about 3,300-sf in area. The property was formerly a costume shop (Kims) and prior to that a coffee shop (Fair Grounds).

General hours of operation for the public will be between 9am to 10pm seven days per week. Some members/employees will have 24 access to monitor the kilns. The studio will remain closed to the public and will not have classes after 10pm. There is no intent to have a 24 hour use.

### Class sessions-

Monday through Friday 9am to 5pm and evenings 5pm to 9:30pm

Saturday 10 am to 4pm

Class sizes – approximately 10-12 participants two days/week during daytime sessions and 10-20 participants 4 days per week in the evening hours between 6pm and 9:30pm.

Frequency of classes – 33 Adult classes per year and 12 child yearly classes.

Staffing – approximately 10 staff on site at one time as follows: the business owner (Colleen Volland) will perform operations and programming duties. There will also be up to 7 independently contracted teachers who will conduct class instruction. One manager will perform administrative tasks and one part-time studio assistant will be present on site.

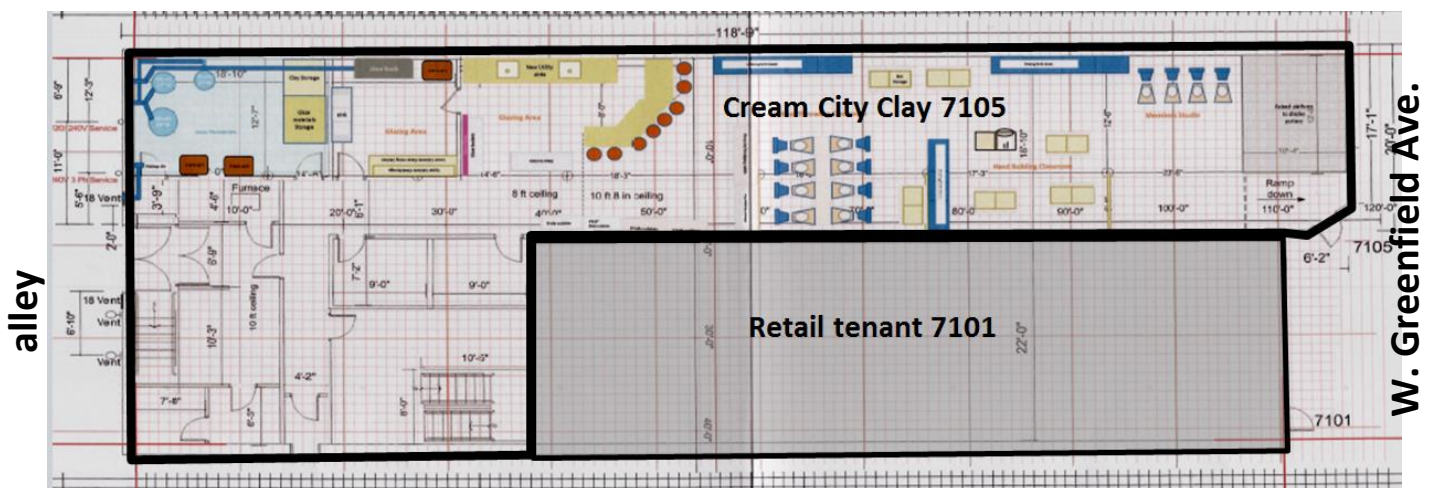
### Equipment -

3 small electric kilns 24" x27" each and 1 gas kiln

18 pottery wheels

Glaze booth

Gallery nights – special events will be hosted at Cream City Clay about 4 times per year. Gallery nights are expected to attract people from the metropolitan area. These special events will be coordinated with the City by request through the Common Council.



## Site, Landscaping and Architectural

There are no site plan improvements proposed other than to maintain the existing property. The existing building occupies the entire site and there is a customer entrance facing W. Greenfield Ave. and

toward the rear of the building on S. 72 St. The building is split into 2 tenant spaces. A 3,300 sf space for Cream City Clay and a 2,500 sf space for a cell phone retailer.

Deliveries - Cream City Clay will receive deliveries of clay on a quarterly basis in 1,000-2,000 lb shipments. Products used will be kept indoors and no outdoor storage of materials is expected.

Parking - The parking requirement for this type of use is calculated at 1 space for every 300 sf for retail, studio and instructional area (3,300sf /300 = 11 spaces). Eleven spaces are required for the Cream City use and 8 spaces for the other retail (cell phone) space there are about 36 spaces between S. 71 St. and S. 72 St. on the south side of W. Greenfield Ave.

Refuse - The applicant has noted that the business will not produce enough waste to require a dumpster. If it becomes apparent that one is needed, they have agreed to place one at the rear of the building with City approval for size and location.

### **Signage**

Cream City Clay will be submitting a signage permit and plan separately to the Department of Development for consideration.

The cell phone business in the corner tenant space is utilizing a temporary sign for that business. It has been determined that the temporary sign permit has lapsed and is no longer valid. The Department of Development will follow up with this tenant to achieve compliance.

**Recommendation:** Recommend Common Council approval of the special use and approval of the Site, Landscaping and Architectural Plan for Cream City Clay, a proposed pottery studio with classes, to be located at 7105 W. Greenfield Ave., submitted by Colleen Volland, d/b/a Cream City Clay, Inc., subject to the following conditions:

(Items 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

2. Signage plans being submitted to the Department of Development for approval and permits being granted by the Building Inspections and Neighborhood Services Department.
3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**4A. Special Use Permit for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St.**

**4B. Site, Landscaping and Architectural Plans for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., submitted by Karlene Kraemer, d/b/a Within Reason Resale and Consignment. (Tax Key No. 452-0312-000)**

Items 4A and 4B may be considered together.



## Overview and Zoning

The applicant, Karlene Kraemer, is proposing to open a second-hand article retail store at 1588 S. 81 St. The property, which is owned by Dino and Karen Agnos, is zoned C-2 Neighborhood Commercial District and permits second-hand article stores as Special Uses. (A second-hand article license will need to be acquired through the Clerk's Office, prior to operation.)

Ms. Kraemer will lease approximately 500 sq. ft. on the first floor of the building, in a month-to-month lease (with an option to purchase). The general hours of operation will be Monday thru Saturday from 9 am to 6 pm. Donations will only be accepted during business hours, and the applicant will also offer an after-hours pick-up service. A sign indicating that "no dumping" will be allowed will be posted onsite.

## Architectural Plans

No architectural improvements are proposed at this time; however, the applicant has indicated that if successful in ultimately purchasing the building that future improvements could be considered. If those were to occur, that proposal would come back before the Plan Commission.



## Site and Landscaping Plans

Similarly, no site improvements had been proposed with this application.

Based on a site inspection of the property, it was determined that a portion of the rear parking lot is not paved, and staff has discussed this with the applicant, noting that completion of the pavement will be required as a condition. The owner of the property is aware of this requirement and appears to be in agreement. Plans for the finalized rear lot, including perimeter landscaping, will be required prior to performing such work.

It was also noted that the building currently has an unenclosed dumpster in the rear lot; however, the applicant has indicated that the dumpster is unnecessary and will not remain. If any refuse containers are to be kept outside, they will need to be screened with an appropriate enclosure. The applicant is aware of this, and the condition will be built into the Special Use Permit.

The south side of the building has several planting areas already in place, and the applicant is proposing to add landscaping (flowers and shrubs) to that existing area. Details of that planting will be required.



## **Parking**

The property has a parking lot located to the east (rear) of the building. This parking will be used for the business operators and upstairs residential tenants. Per code, the building is required to have seven (7) parking stalls (2 for the second-floor residential tenants and 5 for the two first-floor business tenants).

The rear lot can accommodate approximately four parking stalls. However, customers will primarily utilize street parking in this pedestrian oriented intersection, and the Common Council may waive parking requirements as a condition of the Special Use.

## **Lighting**

Several exterior lighting fixtures exist on the building and are intended to be used, in order to provide light and safety to the area at night. As a condition within the Special Use Permit, those lights shall not splay beyond the property line. If they do, new cut-off fixtures will need to be submitted for review and approval.

## **Signage**

The applicant anticipates installing a temporary banner to announce the store's opening and will eventually seek window signage. If that window signage remains under 20% of the window area, a sign permit will not be required.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., and approval of the Site, Landscaping and Architectural Plans for Within Reason Resale and Consignment, a proposed second-hand article retail store, to be located at 1588 S. 81 St., submitted by Karlene Kraemer, d/b/a Within Reason Resale and Consignment (Tax Key No. 452-0312-000), subject to the following conditions:

(Items 1-6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Property Owner's signature on the submitted Planning Application, per RMC 12.13(6).
2. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) details of the completion of the paved rear parking lot, with perimeter landscaping; (b) notation that no refuse containers will be kept outside, unless screened; and, (c) landscaping details for existing or proposed landscaped areas. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.
3. An estimated cost of landscaping, paving and screening being submitted to the Department of Development for approval.
4. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer at (414) 302-8466.
5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.
6. Application and receipt of a Secondhand Article Dealer license from the City Clerk.



(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**5A. Special Use Permit for proposed auto dealership for Maserati/Alfa Romeo, to be located at 10221 W. Arthur Ave.**

**5B. Site, Landscaping and Architectural Plans for proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects and Tom Dexter of International Autos (Tax Key No. 485-9990-007).**

Items 5A and B may be considered together.



### Overview and Zoning

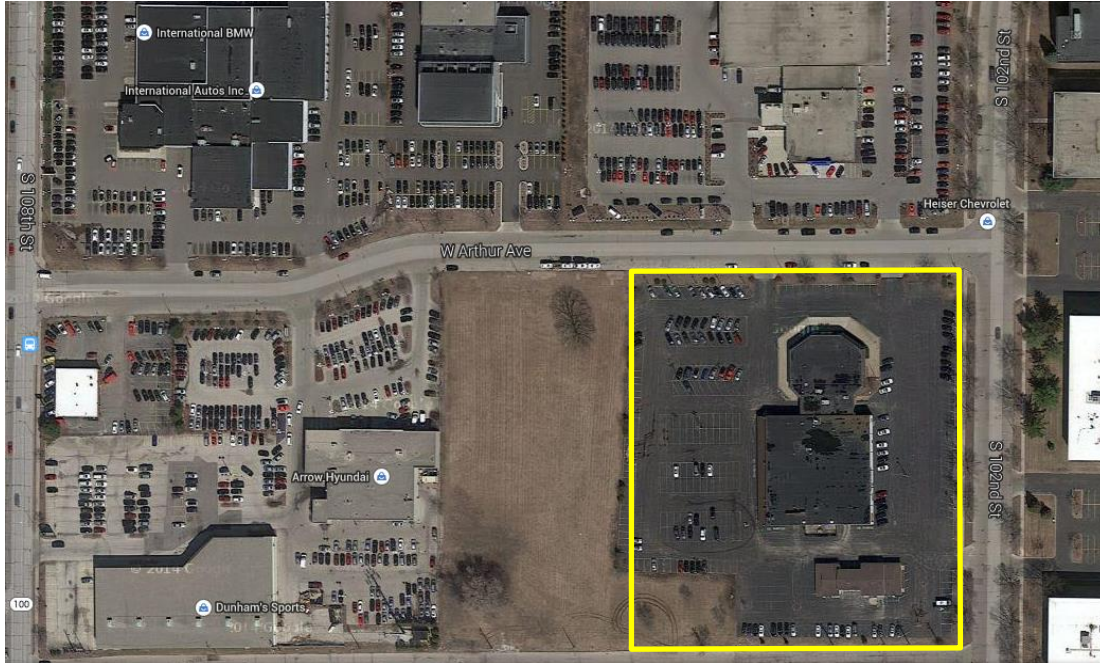
International Autos will be introducing the Maserati line of high-performance Italian sports cars to their West Allis dealership's line up. The Maserati brand will be relocated from International Waukesha to International West Allis. The West Allis dealership will also add Alfa Romeo to its brands.

International Autos <http://www.iaautogroup.com/index.htm>

International West Allis has purchased the 5 acre former site of Metropolitan Cadillac and will sell both Italian models (Alfa and Maserati) at the 10221 W. Arthur Ave. site. The business is between S. 108 St and S. 102nd St., about a half block north of W. National Ave. The Metropolitan Cadillac dealership closed about five years ago. The International dealership is planned to open in the fall of 2015. While the dealership has been selling the Maserati model in the Milwaukee area for four years, the new dealership will mark the first time that International Autos has sold the Alfa Romeo line.

International Maserati/Alfa Romeo would have about 25 employees, split between sales and the service department.

The applicant is proposing to perform both interior and exterior renovations to update the former Cadillac dealership building and related site and landscaping work. The estimated project cost is \$500,000.



**Zoning** - The site is zoned C-4 Regional Commercial District, permits auto dealerships as a Special Use.

Existing building area – 34,681 sf

Future building area – 31,220 sf (decreased)

Existing out building area – 4,002 sf

Green space requirement – 20% 1 acre (43,563 sf), provided 1.02 acre

### **Parking**

The building utilizes approximately 31,220 sq. ft. of floor space. There is also a 4,000 sf outbuilding. A detailed parking schedule is being recommended as a condition of approval.

Inventory	205 spaces
Shop service stalls	23 spaces
Employee Parking	20 spaces
Customer parking	14 spaces
ADA parking	2 spaces
Total	264 spaces

The hours of operation are as follows:

**Sales:** The new showroom will be open as follows:

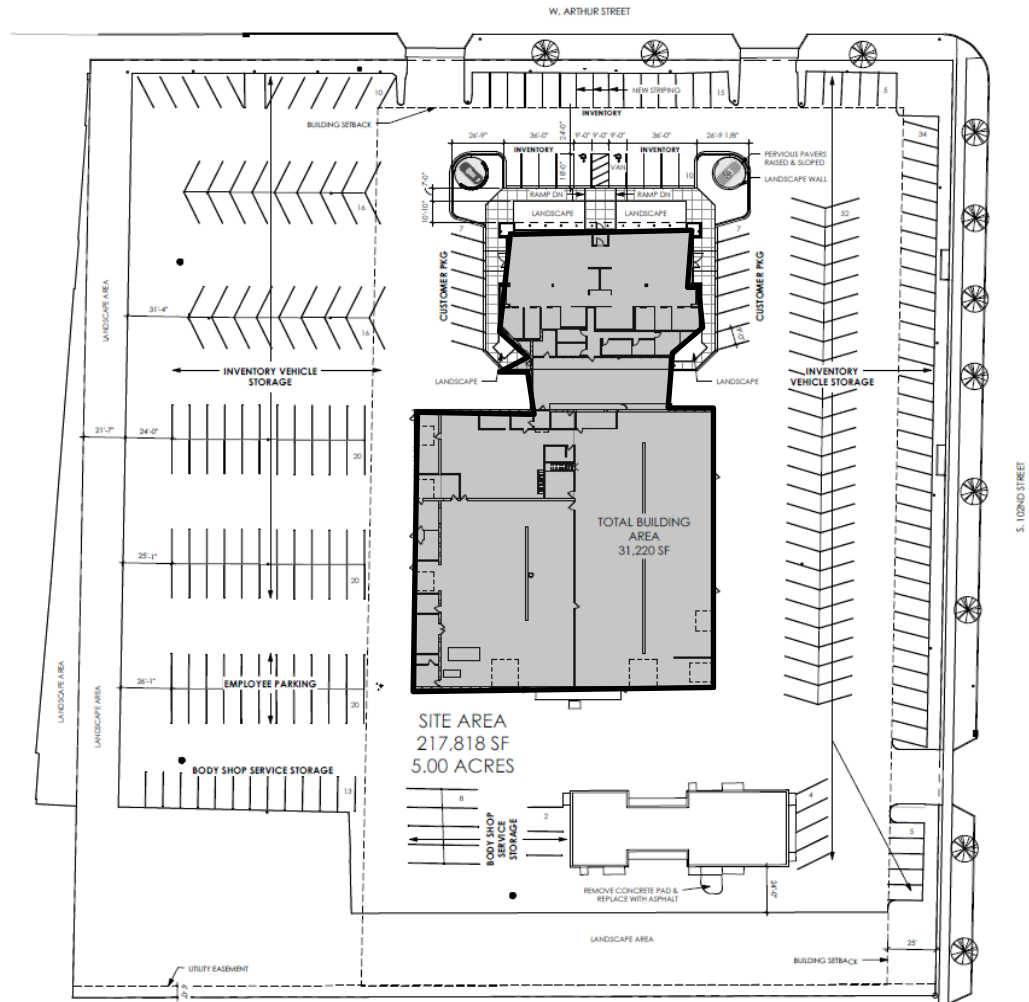
9:00am to 8:00pm Monday through Thursday.

9:00am to 6:00pm Friday.

9:00am to 5:00pm Saturday.

Closed on Sunday

**Service:** The service area will be open as follows:  
 7:30am to 5:30pm Monday through Friday.  
 Closed on Saturday and Sunday



### Site, Landscaping

The perimeter of the existing property does feature some greenspace which is comprised of primarily of lawn area varying between 5-8ft wide. The revised landscape plans indicates removal of pavement in various locations to increase the amount of landscaping to meet the 20% zoning requirement. The revised landscaping plan increases the amount of greenspace primarily along the west and south property lines. Pavement currently encroaches beyond the west property line, but will be removed and five trees will be added along the west property line. Pavement will also be replaced along the south property line and 7 new trees added with additional landscaping.

### W. Arthur Ave. and S. 102 St. frontages

The existing lawn areas along the frontage of W. Arthur Ave. will be infilled with landscaping including new honey locust trees and a grow low sumac. Staff is recommending more diversity in the landscaping species along the north and east property lines. Additional landscaping infill including trees along the street frontages of both W. Arthur Ave. and S. 102 St. is also being recommended to enhance the curb appeal.

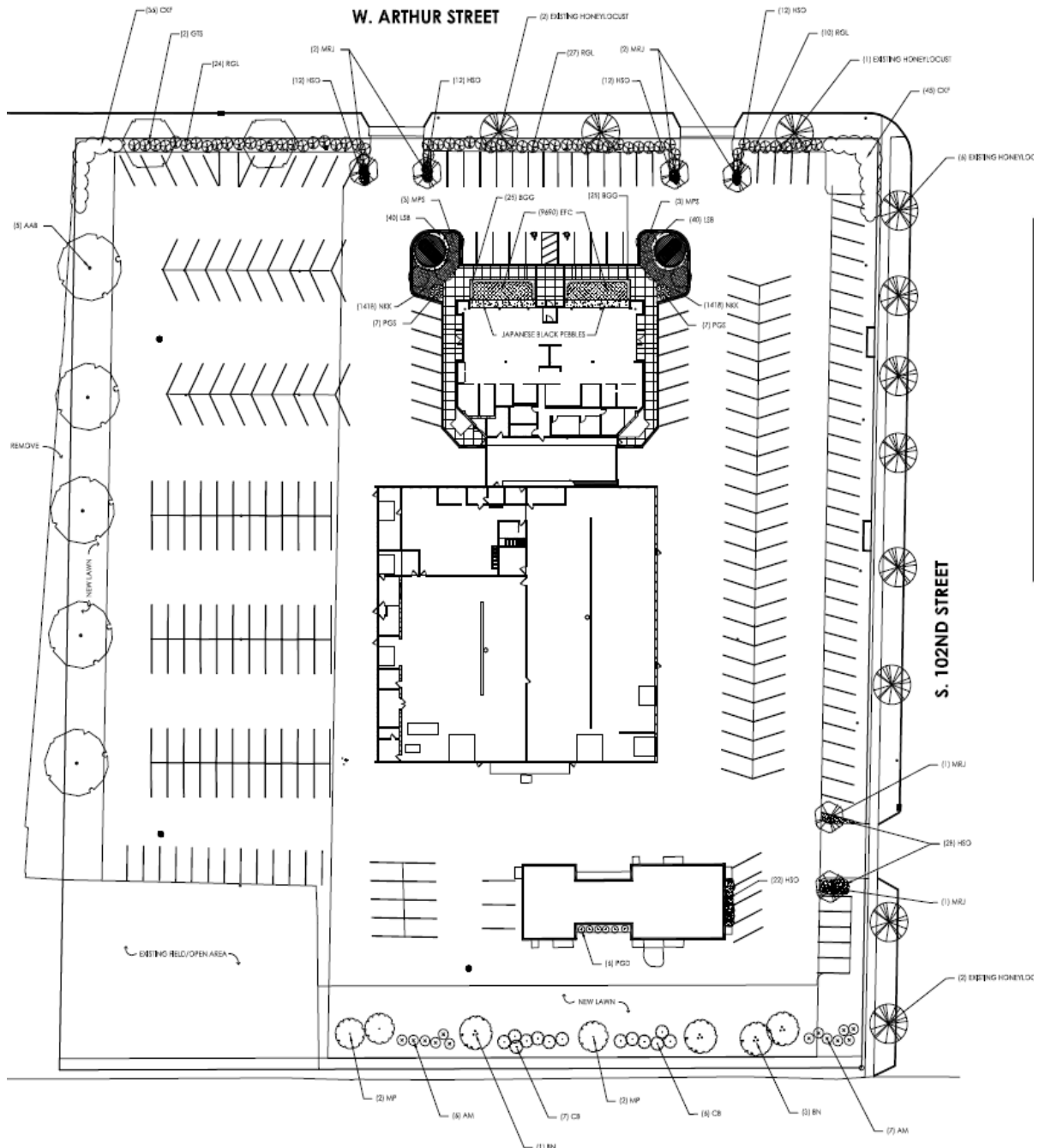
### Internal landscaping

Internally within the parking surface area, staff is recommending that landscaping islands be included at endcaps. This would be consistent with past vehicle dealership recommendations for every other



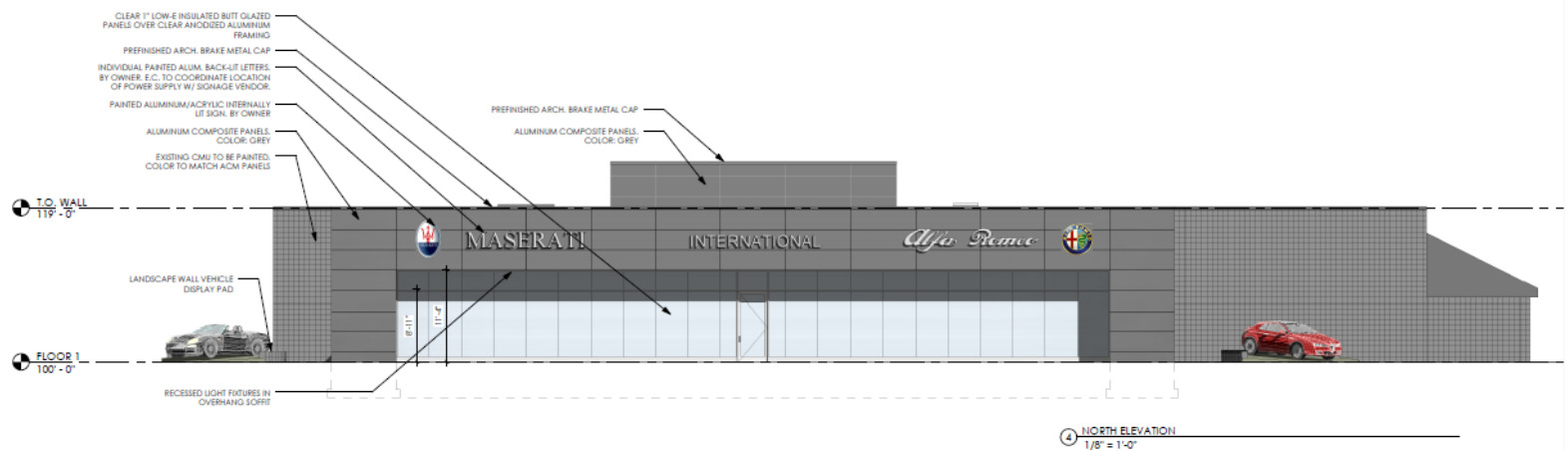
dealership in the area (Hyundai, Heiser, International Fiat, Audi). A grading plan is recommended and water sensitive techniques such as bio-swales should be considered as part of the redesign.

New foundation plantings will be added within a new car display plaza around the front of the showroom area, which is being modified as part of the renovation. There will be 2 prominent outdoor vehicle display pad areas on the NW and NE corners of the showroom portion of the building. These areas will feature pervious pavers, ornamental trees and lower growing landscaping.



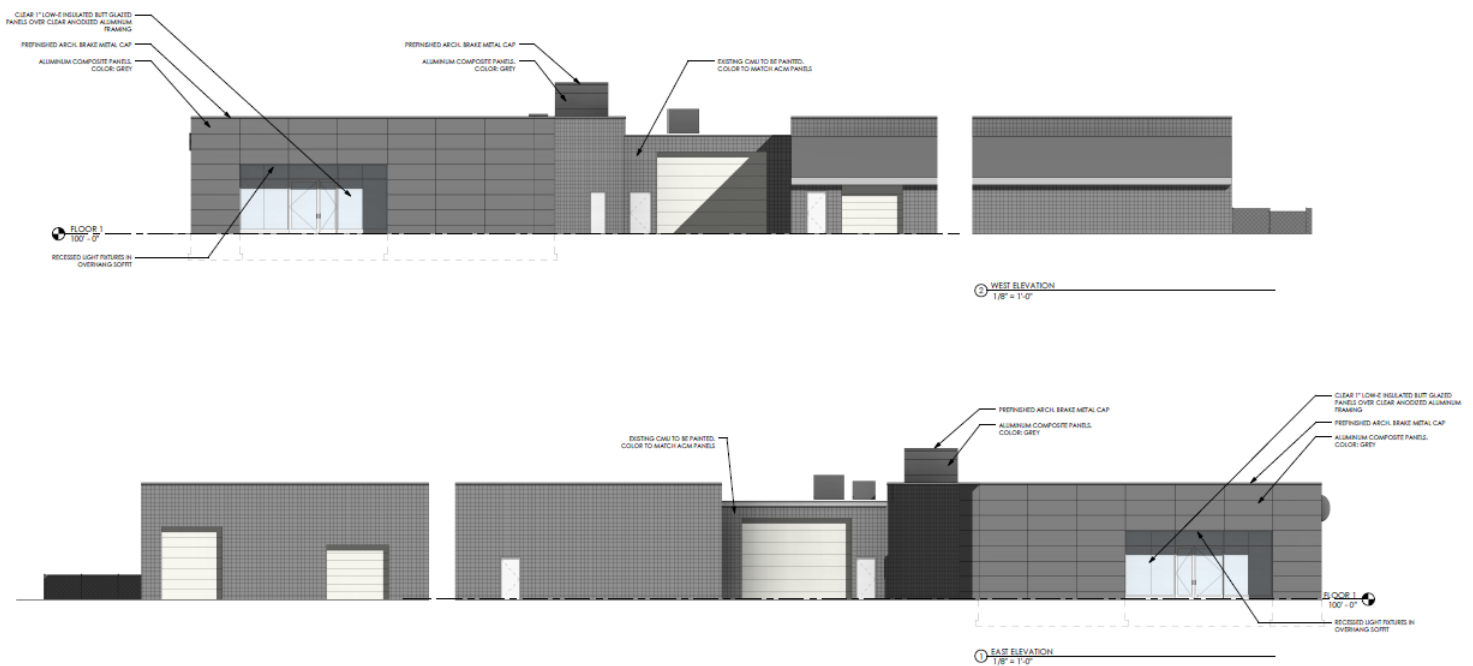
showroom glass to include new low e insulated butt glazed panels over clear anodized aluminum framing.

The exterior facades of the showroom area will also be reclad with grey aluminum composite panels for a modern look. Recessed light fixtures will be included above within the overhang of the showroom entry areas.



The remainder of the existing building will be repainted from a vintage brown and beige theme to a more contemporary grey color to match the new Aluminum Composite Panels on the showroom facade. A new metal cap will also be installed on the roofline of the building.

Service bay and other doors have not been specified on plan as being replaced or refurbished. The plan shows a consistent color scheme of grey being applied. Staff is suggesting that International consider adding glass service bay doors on the east and west sides of the building.



## Lighting

Staff is recommending a lighting plan be submitted as a condition of approval. Exterior lighting should be presented in a lighting plan which identifies all exterior lighting features, either mounted on the building or freestanding, along with dispersion pattern, intensity of light, and cut-off shielding that reflects away from the street. Light distribution should not spill over onto adjacent properties. Pedestrians should not be able to see the light source and glare should be minimized.

## Signage

Signage is being coordinated separately from this application.

**Recommendation:** Recommend Common Council approval of the special use and approval of the Site, Landscaping and Architectural Plan proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects and Tom Dexter of International Autos, subject to the following conditions:

(Items 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) confirmation of 20% landscaping site coverage and consideration of additional impervious materials such as pavers; (b) increasing the level of internal landscaping within the parking field. Landscaping islands at the end caps of parking rows; (c) consideration of a water sensitive, bio-swale type of landscaping islands and/or additional turf paver pads for display vehicles along W. Arthur Ave. street frontage; (d) a grading plan to show direction of surface water runoff and existing catch basins; (e) a parking requirements table schedule for all uses; (f) more diversity in the landscaping species along the north and east property lines. Additional landscaping infill including trees along the street frontages of both W. Arthur Ave. and S. 102 St. ; (g) the hydrants in the parking area toward the rear of the property are exposed and should be incorporated into a curbed island; (h) City Forester approval of landscaping species; (i) show 10x10 vision angles at each driveway locations; (j) a door schedule being provided and consideration to use clear aluminum overhead doors with clear insulated glass on main service entries to the building; (k) plans being submitted for the future usage and exterior finishes for the detached building on the south side of the property; (l) delineate refuse locations on site (indoors or outside) and material type of screening within a 4-sided enclosure with personnel door to match the main building; (m) a lighting plan being submitted for review to the Department of Development. Contact Steven Schaer at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.



5. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A Public Hearing is scheduled for February 3, 2015.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. A signage plan being submitted to and approved by the Department of Development.
7. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**6A. Special Use Permit for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave.**

**6B. Site, Landscaping and Screening Plans for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave. submitted by Jake Dieman, Metropolitan Church of Christ. (Tax Key Number 450-0022-001)**

Items 6A and B may be considered together.

**Overview and Zoning**

The applicant is proposing to lease approximately 3,300 s.f. of currently unoccupied space within this multi-tenant building which features Big Dogs Sports Grill. Metropolitan Church of Christ will use this currently unoccupied space for bible classes and for worship services, the main hours of which will be on Sundays from 9am – 12:30 pm and on Wednesdays from 6:30pm - 8:30pm.



The property is about a half- acre in size and occupies nearly the entire block between S. 94 St. and S. 95 St. (frontage along 230-ft of the 264-ft. block W. Greenfield Ave.). An alley separates the commercial uses from the residential neighborhood to the south.

The site is zoned C-2 Neighborhood Commercial District, which permits religious institutions as a Special Use. A public hearing is scheduled for February 3, 2015.

**Parking**

The existing building offers a multi-tenant commercial layout with the following parking requirements:

Big Dogs	6,420 sq. ft. @ 1/150 = 42 parking spaces
ALM	1,467 sq. ft. @ 1/300 = 5 parking spaces
Metropolitan Church	3,300 sq. ft. @ 1/100 = 33 parking spaces
Future Tenant space	2,800 sq. ft. @ 1/300 = 8

parking spaces

**Total** =  
**88 parking spaces**

Total required parking for the property is 88 stalls and 28 are provided on site (includes 2 ADA). While off-street parking is deficient per



our zoning, the Common Council can grant acceptance of the deficiency on the basis that this is an existing building within a fully developed commercial corridor. Street parking for approximately 10 vehicles is available along W. Greenfield Ave. excepting the bus stop (in at the corner of S. 94 St.). Additional street parking is also available along S. 94 St. up to the alley.



#### **Site and Landscaping**

The site is under an approved plan from May 25, 2011 a time in which major renovations were made to both the exterior of the building and to the site. The site remains in good condition and is compliant with those approved plans.

#### **Architectural**

The project description provided by the applicant indicates that an entry door will be changed out for a commercial glass door. Staff simply requests that a plan be submitted showing the location of this door and a cut sheet of the new door be submitted for architectural approval.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave and approval of the Site, Landscaping and Screening Plans for Metropolitan Church of Christ to be located at 9413 W. Greenfield Ave. submitted by Jake Dieman, Metropolitan Church of Christ (Tax Key Number 450-0022-001), subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the location of the door replacement and a cut sheet of the new door.
2. Common Council approval of the Special Use Permit (public hearing scheduled for February 3, 2015).

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**7A. Special Use Permit for Elite Environmental Company located at 356-360 S. Curtls Rd.**

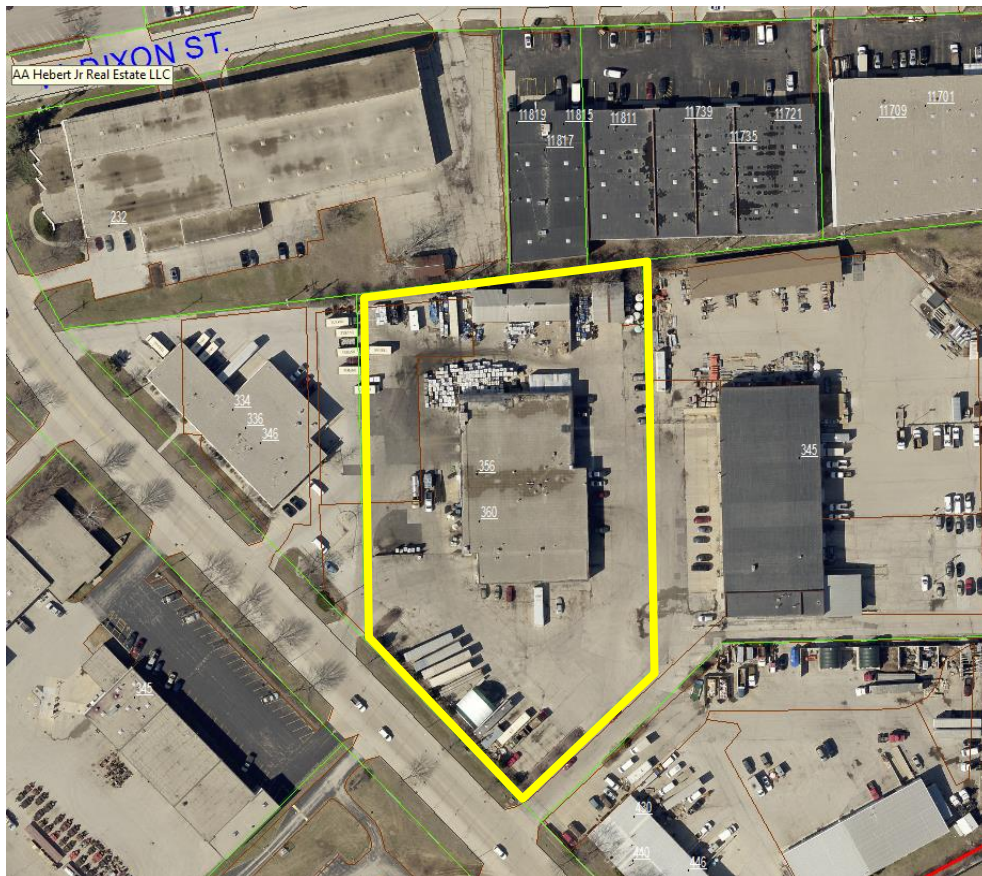
**7B. Site, Landscaping and Screening Plans for Elite Environmental Company located at 356-360 S. Curtls Rd. submitted by Kevin Crosby of Elite Environmental (Tax Key No. 413-9999-038).**

**Overview and Zoning**

This property is currently occupied by Central Wastewater Treatment of WI which is under an approved special use permit and site and landscaping plan from 2004. The property is also illegally co-occupied by Elite Environmental, but this business does not possess an occupancy permit.

There have been a number of complaints from surrounding businesses in the area relative to odors, and open storage of materials on site contributing to health, safety and welfare issues. Several violations of the West Allis Revised Municipal Code have been noted by various City Departments. There are also known violations of the Milwaukee Metropolitan Sewerage District's standards for waste water discharge.

Several City Departments including the Health Department, Building Inspections, Engineering, Fire and Development Department have followed up on complaints and after further investigation noted that the property was being occupied by more than just CWT. Starting in about 2008, Elite Environmental began to co-occupy space within the building and without an occupancy permit and proper use approvals. The property is not being operated or maintained in accordance with the municipal code, the approved special use permit R-2004-0119 and approved site, landscaping/screening plans.





## Site and Landscaping

When comparing the approved 2004 site and landscaping plan to the current site characteristics, there is a significant amount of unapproved outdoor storage in violation of the special use and approved plans including: plastic liquid storage totes stacked well above the screen height, unapproved vehicle truck, trailer and equipment storage on site, abandoned vehicles, lack of refuse containment, and missing and dead landscaping.

## Complaints

There have been a number of complaints from surrounding businesses in the area relative to odors, and open storage of materials on site contributing to health, safety and welfare issues. Based upon the allegations, the City Attorney's Office has served CWT with a summons and complaint. CWT has appeared before the S&D Committee on January 6, 2015 to hear allegations noted in the complaint served to them. The next step will be to hold a hearing. If the Safety and Development Committee finds grounds that the special use permit has been violated, the Committee can vote to revoke the permit. Should the Committee vote to do so, a findings and recommendation would be prepared for consideration by the full Council. If the full Council approves the findings and recommendation, the special use would be revoked.

**Recommendation:** Recommend denial of the Special Use Permit application and Site, Landscaping and Architectural Plans for Elite Environmental Company located at 356-360 S. Curtls Rd. based upon the following: (a) rationale and violations stated within the formal complaint served to CWT and heard before the Safety and Development Committee; (b) the existing special use has had a demonstrably negative impact upon the surrounding area and granting an amended or separate special use for Elite Environmental at this time would not resolve the existing problems noted in the complaint; (c) the business operations at this location have not continued in conformity with the conditions imposed in the 2004 special use approval; (d) Elite Environmental is occupying the property without proper business occupancy permits.

## 8. **Site, Landscaping and Architectural Plans for the development of a 4-unit apartment building to be located at 91\*\* W. Stuth Ave., submitted by John Elliott, d/b/a Elliott Realty. (Tax Key No. 517-0438-000)**

### Overview and Zoning

John Elliott, d/b/a Elliott Realty has submitted plans for the construction of a 4-unit apartment building to be located on a currently vacant piece of land at the southwest "corner" of W. Stuth Ave. and S. 91 St. The parcel is slightly split-zoned between RC-1 Residence District and RB-1 Residence District. Since the split runs "approximately parallel" to a street with less restricted zoning (RC-1), per RMC 12.05, the less restrictive zoning (RC-1) may extend to the entire lot (for up to 25 ft.). Multiple-family developments are a Permitted Use in the RC-1 Residence District.



Mr. Elliott, who also owns the two apartment buildings to the south and east of this parcel, purchased this lot in February 2014. He is proposing to construct this 4-unit building between April and August 2015. Total project costs are estimated to be \$350,000. The proposed market-rate rents for the 2 bedroom / 1 bath units will be from \$855-\$895. Each unit will also feature a washer and dryer, as well as a deck/patio.

### Architectural Plans

The proposed building footprint is approximately 2,300 sq. ft. The two-story building is clad primarily in hardi-board siding featuring light earth-tones. On the east and west elevation, a course of perforated, pre-finished metal vertical siding has been proposed as a central feature. A 2.5 ft. band of face brick

with a cast stone sill will surround the building, excepting for the entrances and middle of the rear façade. Staff is recommending that face brick be continued continually along the rear façade and considered as a substitute for the vertical metal siding. Neighboring apartment buildings in the area are constructed entirely of brick. (In discussion prior to the Plan Commission meeting, the applicant has indicated this is not possible, due to cost, however staff believes that a compromise of greater brick can be accomplished, similar to other recent projects.)

The building features a general two-foot roof overhang on the north and south façades, with one foot overhangs with an additional one foot overhang in the center of the east and west elevations, as a dimensional quality. Roofing materials will need to be confirmed, although based on the provided elevation, dimensional asphalt shingles are proposed.



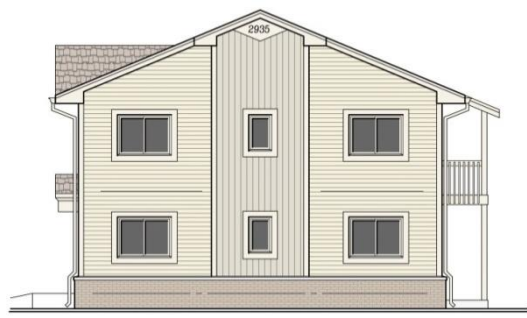
*south elevation*

SCALE: 1/4" = 1'-0"



*west elevation*

SCALE: 1/4" = 1'-0"



*east elevation*

SCALE: 1/4" = 1'-0"

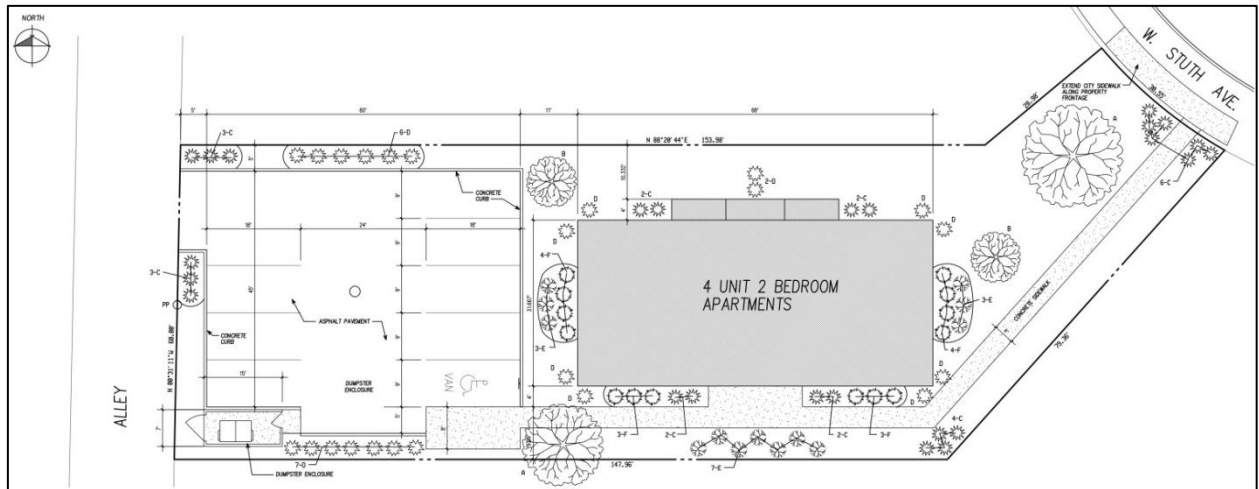
Individual entrances to each unit via prefinished metal entry doors covered by a porch canopy with angle braces will be located in the center of the southern elevation. A gabled roof element will mirror the entry canopy on the south elevation. Gables will also be featured on the east and west elevations, and all gables will be accented with decorative metal panels.

Metal clad casement, sliding windows will be utilized on the building, each of which will be surrounded by 1" x 6" hardi-board trim. Prefinished metal gutters and downspouts will be located on the north and south elevations. The porch and patio elements on the north façade will be constructed of wood posts with decorative railings.

Color and material samples will be provided at the Plan Commission meeting for consideration.

### Site and Landscaping Plans

The building, which is laid out east-west in length, is set back to the approximate location of its northern neighbor. The individual unit entrances are connected to W. Stuth Ave. in the front and the parking lot in the rear via a concrete sidewalk. A new sidewalk on public right-of-way has also been proposed to link up with the neighboring property to the north. However, as proposed will require modification. Staff would like the applicant to consider working with the property owner to the north to directly connect to their existing sidewalk, thus logically extending to the sidewalk network in the neighborhood.



The rear parking lot is surfaced with asphalt pavement and edged with concrete curb and landscaping. A catch basin is located in the center of the parking lot to capture drainage.

A four-sided refuse enclosure with personnel door has been located at the southwest corner of the lot, which can be serviced directly from the alley. Details of the refuse enclosure, including height and materials, will need to be provided.

Complete landscaping details, including eight landscape beds and various other trees and shrubs, is currently being reviewed by the City Forester. The proposed landscaping, including installation and labor, is estimated at nearly \$5,000.

### Parking

Eight parking stalls are required for the 4-unit building, and eight stalls, including one ADA-compliant stall, are provided.

### Lighting

In preliminary discussions with the applicant, it was discussed that lighting for the entrances and parking lot will be installed. Details of those lighting fixtures and coverage areas are being requested as a condition of approval.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for the development of a 4-unit apartment building to be located at 91\*\* W. Stuth Ave., submitted by John Elliott, d/b/a Elliott Realty (Tax Key No. 517-0438-000), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

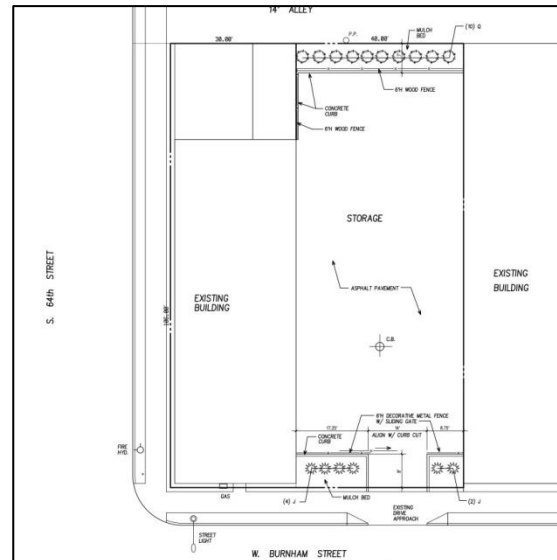
1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) color details for brick, siding, trim, gutters and



2. A revised estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

## Overview and Zoning

A minimal project description has been provided with this application indicating that the lot will be used for the overflow storage of vehicles associated with the auto sales operation on W. Lincoln Ave. Greater detail, including the intended and maximum number of vehicles proposed, and the lot layout are being requested, as a condition of approval.



The proposal details an approximate 3,750 sq. ft. asphalt parking lot lined with concrete curbing and featuring an interior catch basin. The site is laid out in a manner that will restrict access to the rear alley. The rear of the lot will feature a 6 ft. high rough sawn cedar fence with a stained finish along the north and west perimeters. This would entirely screen the rear of the property from the alley. A row of ten viburnum are proposed as a landscape buffer on the exterior of the fence.



In the front of the lot, the existing driveway apron will be utilized to access the site. A 6 ft. high decorative metal fence with sliding gate has been proposed to secure the site. In similar fashion to the back of the lot, six sargent junipers are proposed as landscaping on the exterior of the fence. Staff does not believe that this amount or variety of landscaping is sufficient to screen the lot and has requested additional recommendations from the City Forester.

Based on initial staff comment, the plans have been revised to indicate 11% green space, which complies with the City's Design Guidelines, which stipulate that "all development shall devote a minimum of 10% of the area of the site to planted landscape development."

The City's Design Guidelines also require that 10% of the interior of the lot be landscaped, as well. Currently, none is proposed. Technically, perimeter landscaping does not count towards this requirement, but staff is suggesting that based on the proposed layout, the Plan Commission consider an exception to this stipulation and allow the 10% interior landscaping to be placed on the perimeter. This would amount to an additional 375 sq. ft. of landscaping on the site.

### Lighting

The applicant has indicated that no lighting is being proposed for this lot, nor will it be allowed without the submission and approval of details, including fixtures and photometrics.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for a proposed storage lot for Classic Motors to be located at 6322 W. Burnham St., submitted by Don Kurkowski, d/b/a Architects/Planners (Tax Key No. 454-0390-000), subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Property Owner's signature on the submitted Planning Application, per RMC 12.13(6).
2. Submission of a more detailed project description, including the intended and maximum amount of vehicles to be stored.
3. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show: (a) greater landscape variety and height within the proposed landscape beds at the front lot and any other landscape modifications, as proposed by the City Forester; and, (b) an additional 375 sq. ft. of landscaped area to be

installed in lieu of interior landscaping. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.

4. A revised estimated cost of landscaping and screening being submitted to the Department of Development for approval.
5. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**10. Site, Landscaping and Architectural Plans for Ross Dress for Less, a proposed clothing and home décor store, to be located at 6800 W. Greenfield Ave., submitted by Nathan Cox, d/b/a Camburas and Theodore. (Tax Key No. 439-0001-008)**

**Overview and Zoning**

A proposal to modify the façade of a tenant space located in the West Allis Towne Centre has been submitted for Plan Commission review. The landlord, Ramco-Gershenson will be renovating the former Office Depot space for a new tenant, "Ross Dress For Less," and is proposing to update the façade. Ramco-Gershenson is proposing to utilize existing site components, such as the main entry canopy, loading dock and compactor location, to minimize the overall site impact of bringing a new tenant to the center. Ramco-Gershenson will be renovating only a portion of the façade maintaining most of the materials that are in-use at the center.



The new tenant, Ross Dress for Less, is the third largest off-price retailer in the United States, behind T.J. Maxx and Marshalls. Ross offers first quality, in-season, name brand and designer apparel, accessories, footwear and home fashions. Ross is proposing occupy approximately 22,216 sf. The property is zoned C-3 Community Commercial District which allows for retail sales as a Permitted Use.

The West Allis Towne Centre is currently 97% leased with only a 9,586 sf premises available next to Burlington Coat Factory.

## Architectural

The façade changes include the removal of the metal panel sign background at the front entry. This panel system will be replaced with a smooth finish EIFS system that is similar to the Dollar Tree and Harbor Freight Tools sign backgrounds. The coping and cornice at the top of the entry canopy will be revised as well changing from the metal panel appearance to a smooth finish EIFS system. Staff has worked with the applicant on this aspect of the plan, to attempt to reduce the amount of EIFS and this new plan does accomplish that. Under the canopy, the existing 3 part storefront system (1 sliding door and 2 sets of windows) will be removed as well a portion of the stone veneer. This will be replaced with approximately 42' of new storefront including 2 sliding doors. There will also be new stone veneer infill to match the existing veneer. Additionally, 2 new precast "Ross Blue" identity bands will be placed on four of the piers along the main entrance and the existing silver canopy will be painted blue to match the blue bands.



The proposed façade updates will complement the style of the entire shopping center ensuring that the renovation adds to the character of the center.

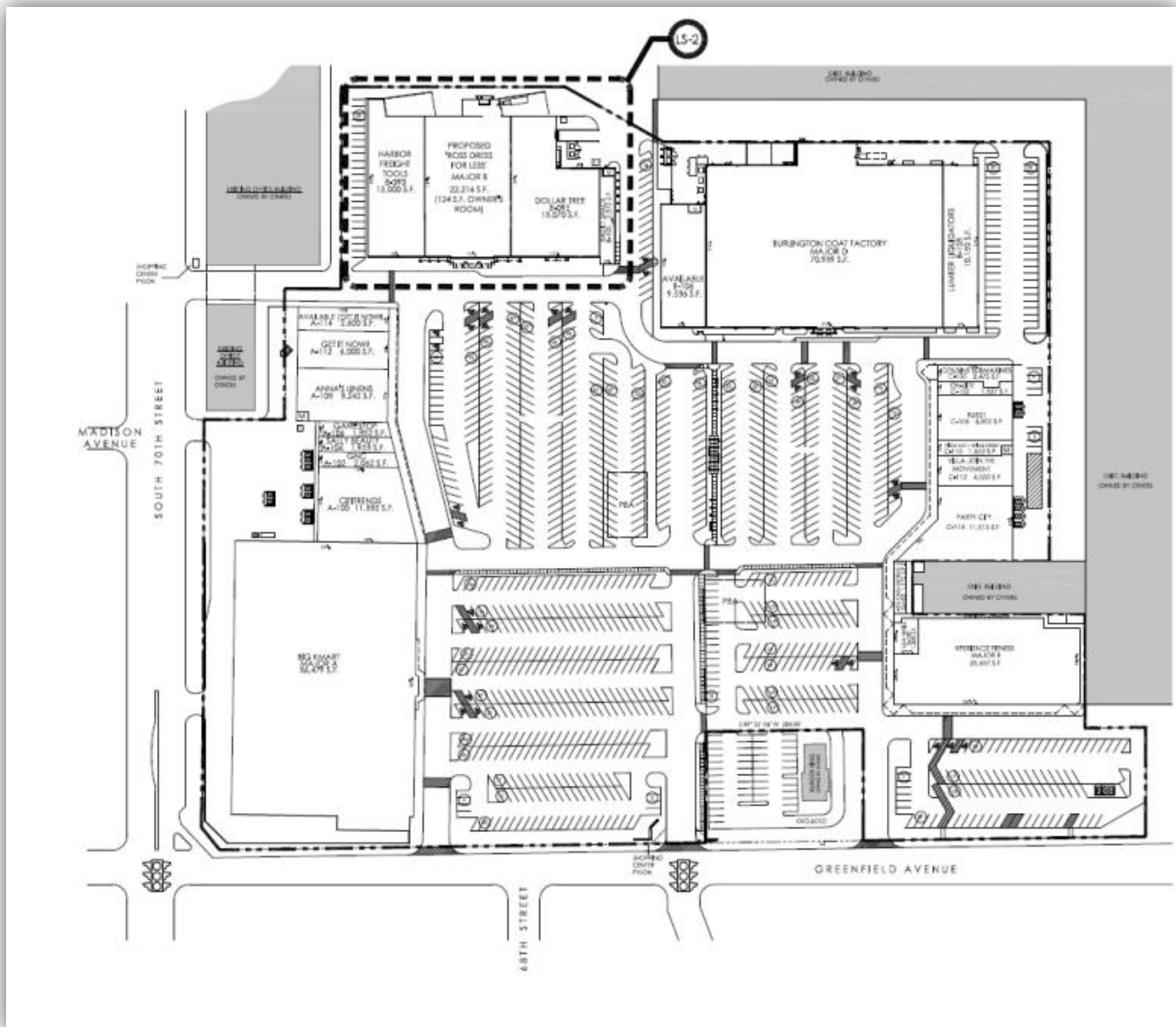
The materials reused are:

- Existing Building Brick
- Existing Dollar Tree Brick
- Existing Stone Veneer
- Existing Stone Sill



New materials to be used include the following:

- New EIFS Sign Band,
- New EIFS Cornice
- New Precast, Color Match
- New Steel Finish, Color Match
- New Aluminum storefront, Color: Clear Anodized Aluminum



### Site and Landscaping

The proposal includes the removal of 2 of the 4 planter boxes located in front of the main entrance to the building, staff recommends that if the planters conflict with Ross's layout that they be relocated to a more suitable location. Staff also is seeking a master landscape plan for the entire site which incorporates the most recent landscape plan approval from Xperience Fitness into the overall approved site and landscape plan for the West Allis Towne Centre.

**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for Ross Dress for Less, a proposed clothing and home décor store, to be located at 6800 W. Greenfield Ave., submitted by Nathan Cox, d/b/a Camburas and Theodore (Tax Key No. 439-0001-008), subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) a master landscape plan for the entire site to be approved by the City Forester; and, (b) relocating the planters on-site. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

### 11. Request to vacate a portion of City Right of Way on the north side of W. Burnham St. along the south side of 1820 S. 73 St., submitted by Roberto Sanchez, d/b/a Properties RS, LLC.

#### Right of Way Vacation

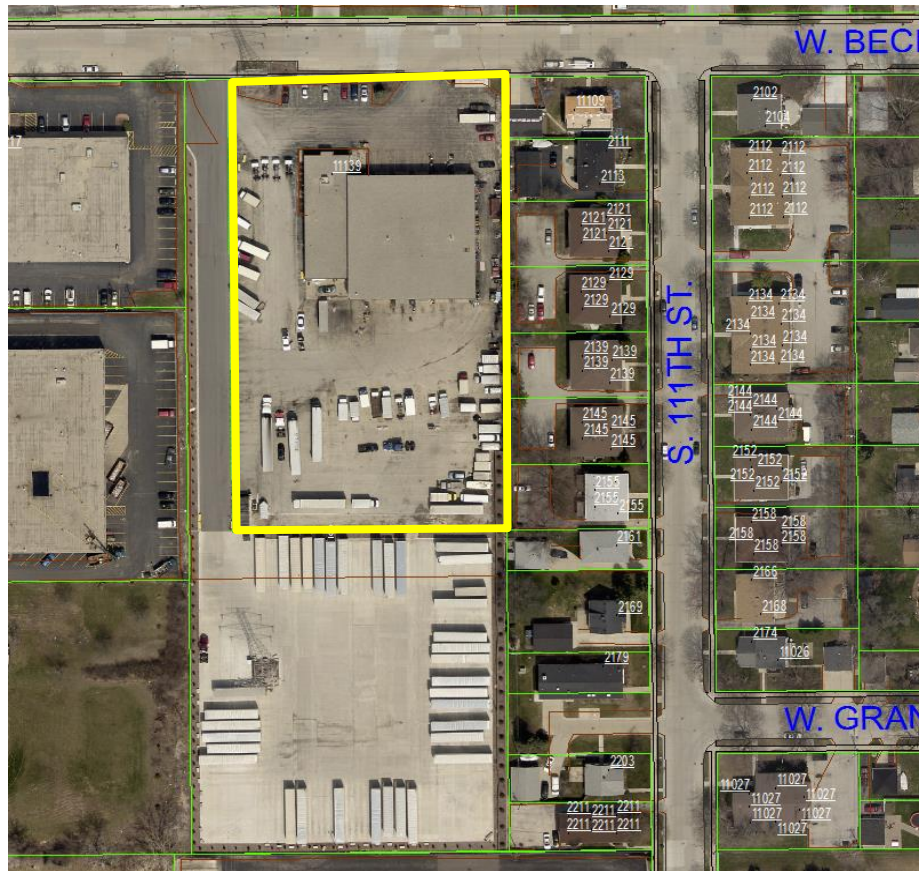
Based on a notice from the West Allis City Attorney's Office the owner of the property at 1820 S. 73 St. has applied to vacate 4" of right of way along the north side of W. Burnham St. between S. 73 St. and the alley immediately east of S. 73 St. The vacation is being requested because the building that is located on the site encroaches 4" into the City Right of Way on W. Burnham St.

The City recommends approval of this request because the right of way vacation request is so small that it will not negatively impact the City sidewalk, streets or utilities in the corridor.

**Recommendation:** Recommend Common Council approval of the Vacation and Discontinuance of portions of street right-of-way for a small portion of City right of way on the north side of W. Burnham St. along the south side of 1820 S. 73 St., submitted by Roberto Sanchez, d/b/a Properties RS, LLC



12. **Site, Landscaping and Screening Plans for NESCO Rentals, a proposed repair facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St. submitted by James Stevenson, property owner and NESCO Rental. (Tax Key No. 481-9992-017)**



NESCO, LLC is a leading service provider to the rapidly growing electric transmission and distribution ("T&D") industry. The company provides solutions to contractors and utilities that perform construction, critical installation, maintenance, upgrade and repair services on T&D infrastructure. The company is one of only two providers of specialty utility equipment with a national presence.

**Overview and Zoning:**

Zoning:	M-1 Manufacturing District
Lot Size:	2.5 acres
Building Size	18,593 sf
Existing Green Space	6,138 sf (5.6% of site)
Proposed Green Space	14, 420 sf (13.2% of site)
Existing total paving	84,901 sf

Proposed total paving	76,619 sf
Parking Provided:	36 spaces
Parking Required	25 spaces

NESCO's fleet of 3,500 units, which is staged across North America, has an average age of less than four years of service versus typical useful lives of 15-25 years. The equipment ranges from reel and pole trailers to 95,000 pound track mounted pressure diggers. They don't expect that the West Allis location will house more than 30 units at any one time.

The West Allis location will serve as a service shop facility for the electrical transmission and distribution equipment and machinery. All service and maintenance will be conducted within the building and the existing paved surface area will serve as an outdoor storage area for equipment staging. A site and landscaping plan has been submitted to showcase how the storage yard operations will function.

Additional landscaping will be added along with a new 8-ft tall privacy fence along the east property line to screen abutting residential uses.

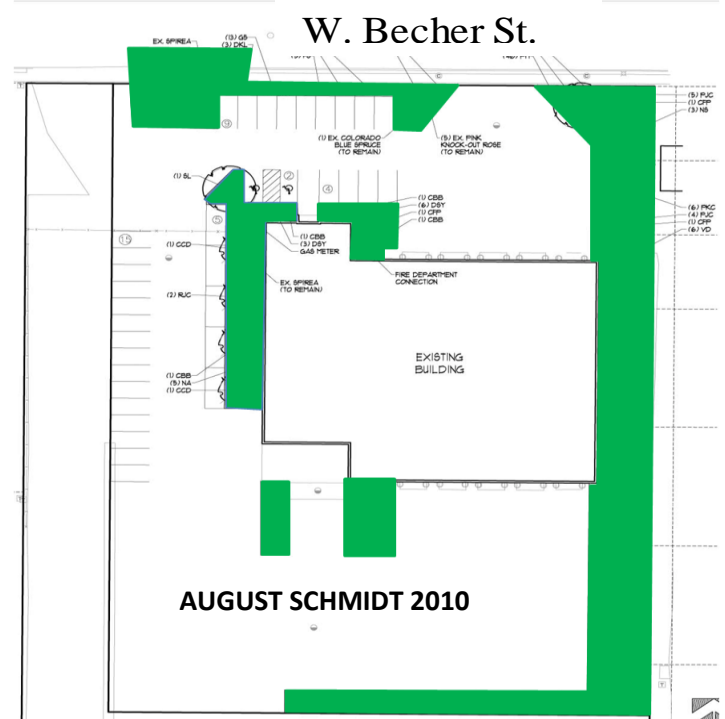
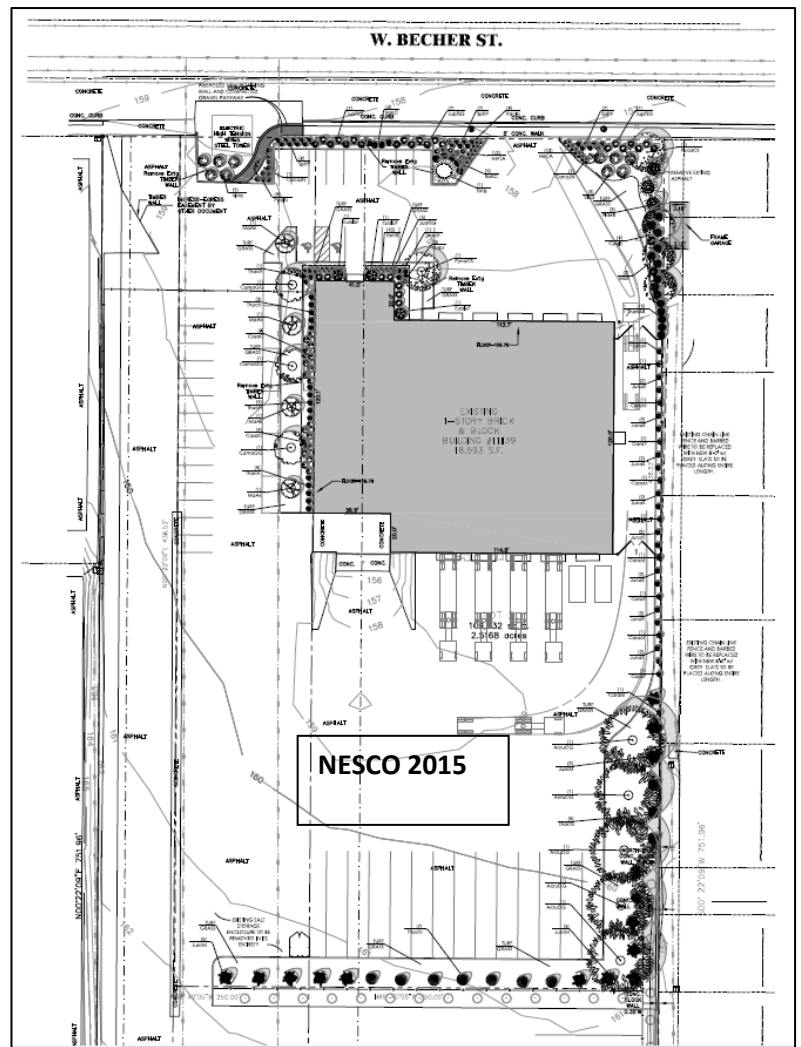
The anticipated hours of operation are M-F 7AM-5PM. The facility's footprint allows for a staff of 15 people. All staff will be locally based.

### Site, Landscaping and Architectural

The site is under an approved plan from 2010, when August Schmidt proposed to occupy the building and utilize the site. August Schmidt vacated the premise in November of 2014, and NESCO has submitted an occupancy permit to utilize the property. A basic plan showing the 2010 approved landscaping areas is provided for comparison with that of NESCO's proposed landscaping plan.

The primary difference is found on the east side of the site. NESCO is proposing to utilize the existing paved surface on the east side of the building (about 25-ft wide x 180-ft long) as a drive lane for trucks.

The 2010 August Schmidt plan had proposed to remove pavement for grass/turf in this area, as they were not going to use the paved surface for





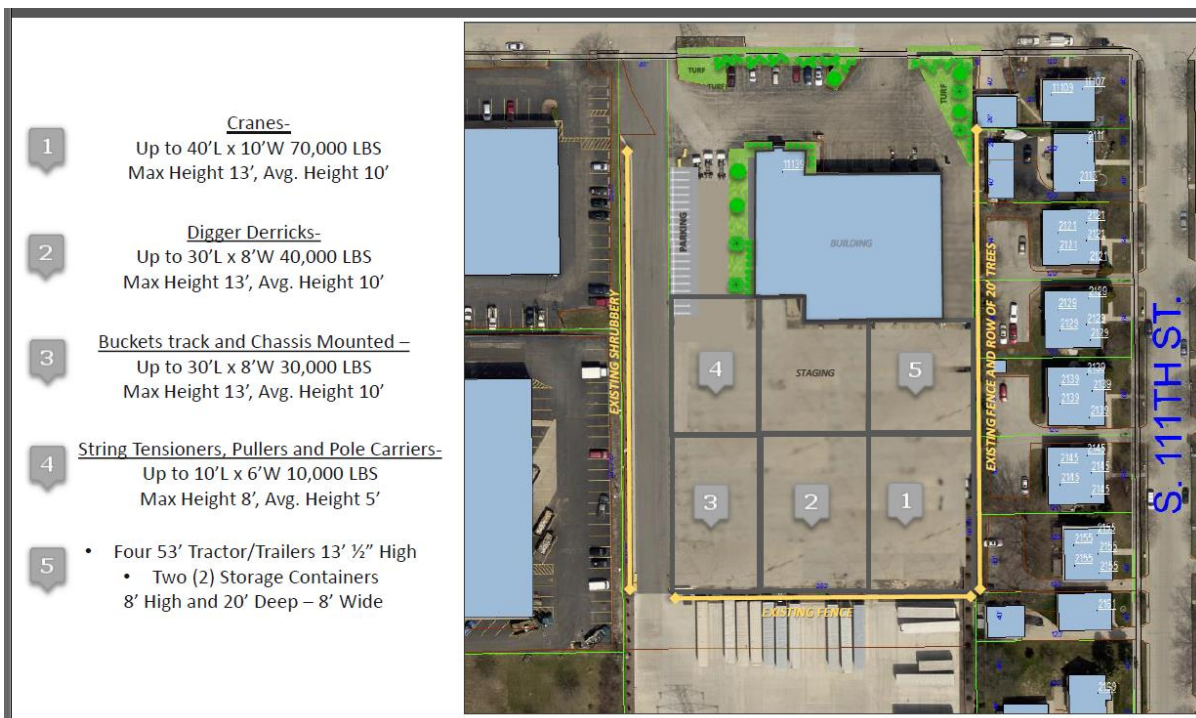
driving through.

The NESCO landscaping plan shows a new 3-ft wide x 180-ft long landscaping bed being installed along the east side of the property line. While narrow in width, this landscape area will feature a total of 18, six-ft tall upright junipers spaced roughly 5-ft on center. Additionally, the landscape plan shows about 9 creeper vine plants integrated into the fence line to create the effect of a green wall. An 8-ft high fence with privacy slats is also proposed and staff is recommending that the east fence be placed closest to the pass through truck drive lane so that the new landscaping would be visible to the adjacent residential lots.

The specified landscaping area then widens further north and south of the building/truck pass through lane and includes larger varieties of plants and trees. NESCO has indicated that maintaining a paved pass through lane on the east side of the building is critical to their proposed operations, but has also acknowledged the nearby residential uses to the east, and has proposed to maximize the amount of landscaping and screening to the extent possible to promote pass through truck traffic and turning movements on site.

Poured curb is proposed around the perimeter of all of the landscaping. No barb wire fencing is proposed for the site.

The diagram below delineates the type of outdoor storage to be maintained on site and the approximate maximum height of the storage items. Please refer to the specific landscaping plan for more detail as to the perimeter screening of these storage areas.



### Lighting

Staff has included a recommendation relative to lighting, but the applicant has not indicated if any new lighting will be added. If any new pole or wall mounted lighting is proposed, staff is recommending a lighting plan be submitted as a condition of approval. Exterior lighting should be presented in a lighting plan which identifies all exterior lighting features, either mounted on the building or freestanding,

along with dispersion pattern, intensity of light, and cut-off shielding that reflects away from the street. Light distribution should not spill over onto adjacent properties. Area residents and neighboring properties should not be able to see the light source and glare should be minimized.

### **Signage**

Signage is being coordinated separately from this application.

**Recommendation:** Recommend approval of the Site, Landscaping and Screening Plans for NESCO Rentals, a proposed maintenance facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St. submitted by James Stevenson, property owner and NESCO Rental (Tax Key No. 481-9992-017), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) the east fence be placed closest to the pass through truck drive lane so that the new landscaping would be visible to the adjacent residential lots; (b) installation height of east property line skyrocket upright junipers being at least 6-ft tall; (c) confirmation that no barb wire will be utilized on site; (d) delineation of the refuse areas on site (indoors or outside). If placed outside, full screening of all refuse areas with a four-sided refuse enclosure with a personnel door, if refuse is being kept inside it should be stated so on the plans; and, (e) City Forester approval of the proposed landscaping; (f) a lighting plan being submitted to the Department of Development for review and approval. Contact Steven Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage plans being submitted to the Department of Development for approval.
5. Compliance with Section 2314 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

### **13. Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005)**

#### **Overview and Zoning**

Milwaukee County is proposing to construct a 7,200 sf vehicle storage garage on its site located at 10930 W. Lapham St. The 3-acre property is zoned M-1/manufacturing. The building will be located to

the west of the existing trades shops building on the property. The typical vehicles that will be parked in the indoor storage building are County-owned trades vans and trucks. The garage will be 60' by 200' and have parking spaces for 16 vehicles. Staff notes that the site is adjacent to several underutilized sites, including self-storage to the west and a recently vacated 8.5-acre grocery store site to the north.









In addition to the changes listed above, the applicant plans to place a new 22' long vinyl-coated chain link gate with slats which would extend from the front of the proposed heated storage garage to the existing brick building occupied by Milwaukee County trades shop building.

### Architectural

Previously, at the December 3, 2014 Plan Commission Meeting the proposed 7,200 sf storage garage was proposed to be constructed of the following

- Pre-finished metal wall panels on all elevations.
- A 2' high brick veneer base along the south elevation which rises to 6' 8" and wraps 8' in length along both the east and west elevations.
- (6) Aluminum framed windows along the east elevation.

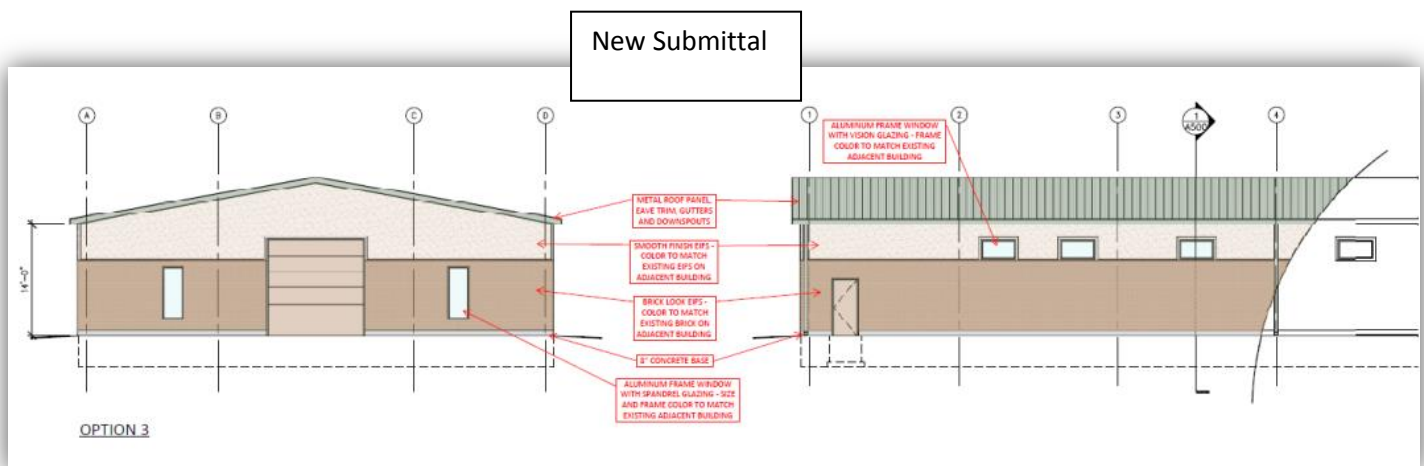
Staff noted that the principal building has a brick exterior along its front façade and a block exterior along its side and rear facades. The proposed architectural plans were not in accordance with the architectural guidelines that state,

*"Outbuildings on a parcel should be designed to be compatible to the principal structure on the site in scale, materials and colors."*



Thus staff recommended denial of the proposal.

The Plan Commission then took the action of holding this item at the December 3, 2014 Plan Commission Meeting with a recommendation that the applicant look into other lightweight materials for the façade of the building such as an EIFS System which mimics brick.



The applicant has come back with a plan that does just that, the new plan includes the following:

- Brick looking EIFS to match the adjacent main building, up to approximately 10' high
- Smooth finish EIFS to match the EIFS on the adjacent building from the top of the brick to the roofline
- (6) Aluminum framed windows along the east and west elevations.
- (2) larger Spandrel Aluminum frame windows along the south elevation

This revised plan does appear to meet what the Plan Commission asked for at the December 3, 2014 meeting and thus staff recommends approval of the proposed revised architectural plans.



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for a proposed storage garage for Milwaukee County, to be located at 10930 W. Lapham St., submitted by Jonathan Steinbach, d/b/a Bloom Companies, Inc. (Tax Key No. 448-9996-005), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) complete elevations of the proposed building; (b) a four sided refuse enclosure with a personnel door; and, (c) all landscaping species being approved by the City Forester. Contact Shaun Mueller, Senior Planner, at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller, Senior Planner at 414-302-8470.
4. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit. Contact Michael Lewis, City Engineer at 414-302-8372.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

**14. Ordinance to amend Sections 12.06, 12.40, 12.41, 12.42 and 12.43 of the Revised Municipal Code relative to defining and permitting animal related uses including animal grooming, pet shops, kennels and veterinary clinics for the holding and care of animals uses.**

**Animal Related Use Ordinance – Summary**

The purpose of this ordinance amendment is to define, consolidate and organize animal related uses, including animal grooming, kennels, pet shops and veterinary clinics and to clarify the required conditions of uses in their respective commercial districts. Consideration at a public hearing before the Common Council is scheduled for February 17.

**Animal Grooming**

A category for “animal grooming” would be created to include commercial establishments at which dogs, cats or other animals are bathed, groomed, clipped, trimmed or shorn or other such treatment is administered, and where no animals are kept or maintained on the premises overnight. The zoning definition also notes that animals prohibited under Section 7.12 of the Revised Municipal Code shall not be permitted; and, that animal reproduction shall not be permitted. This new category of use would be considered a Special Use in the C-1/Central Business District, and permitted use in the C-2/Neighborhood Commercial through M-1/Manufacturing Zoning Districts.



**Kennels**

This is an existing use category within the City's Zoning Ordinance, currently permitted as a special use in the C-3/Community Commercial through M-1/Manufacturing Districts. This use will be defined within the zoning ordinance as a commercial establishment where more than two (2) cats, dogs or other animals not prohibited by sec. 7.12 may be kept for boarding, breeding, sale or sporting purposes. With the passage of this ordinance amendment, kennels would be removed from the C-3/Community Commercial District and permitted as special uses in the C-4/Regional Commercial through M-1/Manufacturing Districts, based on their potential for creating nuisance complaints if located in close proximity to residential.



**Pet shops**

“Pet shops” are an existing use category within the City's Zoning Ordinance, currently permitted uses in the C-2/Neighborhood Commercial District through M-1/Manufacturing Districts. The proposed zoning ordinance amendment expands this use into the C-1/Central Business District as a special use. This use will be defined within the zoning ordinance as a commercial establishment wherein animals or birds are kept or maintained for and prior to sale. This definition does not include establishments which are keeping or maintaining for sale only fish or other aquatic or non-mammalian amphibious species. The zoning definition also notes that animals prohibited under Section 7.12 of the Revised Municipal Code shall not be permitted; and, that animal reproduction shall not be permitted.





**Veterinary clinic**

This use will be defined within the zoning ordinance as a State licensed facility providing health and medical services, or surgical care to animals. This is an existing use category within the City's Zoning Ordinance, currently permitted as a special use in the C-2/Neighborhood Commercial District and a permitted use in the C-3/Community Commercial through M-1/Manufacturing Districts. The proposed zoning ordinance amendment expands this use into the C-



1/Central Business District as a special use and renames it from "veterinarian and small animal clinics" to "veterinary clinics" in the C-3/Community Commercial District.

**Recommendation:** Common Council approval of the Ordinance to amend Sections 12.06, 12.40, 12.41, 12.42 and 12.43 of the Revised Municipal Code relative to defining and permitting animal related uses including animal grooming, pet shops, kennels and veterinary clinics for the holding and care of animals uses.